

REDEVELOPMENT AGENCY AGENDA
MEETING OF: OCTOBER 1, 2003

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- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIR GOODMAN AT 11:01 A.M.

PRESENT: CHAIR GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, WEEKLY, MACK, and MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:01)

2-838

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 3, 2003

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(11:01)

2-845

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING SECOND AMENDMENT TO EXTEND THE CLOSE OF ESCROW AND REVISE SCHEDULE OF PERFORMANCE IN THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS, APN 139-34-401-002 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

On May 16, 2001, the City of Las Vegas Redevelopment Agency entered into a DDA with L'Octaine Limited Partnership for the sale and development of the parcel located at the southeast corner of Las Vegas Boulevard and Gass Avenue. The developer, L'Octaine Limited Partnership, has requested a second amendment to the DDA to allow an extension of the previous September 15, 2003 close of escrow and start construction by December 8, 2003.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Second Amendment to the DDA
3. Request Letter
4. Disclosure of Principals
5. Locator Map

MOTION:

WEEKLY – APPROVED – UNANIMOUS

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

IAIN VASEY, Acting Director, Office of Business Development

SCOTT BROWN

TODD FARLOW, 240 N. 19th Street

REDEVELOPMENT AGENCY MEETING OF OCTOBER 1, 2003

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING SECOND AMENDMENT TO
EXTEND THE CLOSE OF ESCROW AND REVISE SCHEDULE OF PERFORMANCE IN
THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN
APARTMENTS, APN 139-34-401-002

MINUTES – Continued:

APPEARANCES:

JUANITA CLARK, Charleston Heights Neighborhood Preservation Committee

BEATRICE TURNER, West Las Vegas resident

TOM McGOWAN, Las Vegas resident

(11:01 – 11:09)

2-853

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

SUBJECT:

REPORT REGARDING EDMOND TOWN CENTER, LLC, FROM THEIR REPRESENTATIVE ON THE DEVELOPMENT STATUS OF EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Pursuant to the Second Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Nucleus Investments, Inc./Edmond Town Center, LLC, the Redevelopment Agency is scheduling a Progress Report to be recurring on a monthly basis until completion of the construction. A representative of Edmond Town Center, LLC will provide an update on the progress of the development.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

1. Disclosure of Principals
2. Locator Map

MOTION:

None required. A report was given.

MINUTES:

IAIN VASEY, Acting Director, Office of Business Development, indicated that one of the requirements of restructuring the agreements with the developer was that monthly status reports be given to the Council. On 9/8/2003 the developer closed on the bonds for \$5.8 million. The next deadline is 10/3/2003, when the developer must submit financial documents.

JOHN EDMOND reported that cleanup of the property, which was very dilapidated, had started. He noted that he has put together a document of terms in the amount of \$15.5 million for the renovations to the Vons property and the construction on Parcel B.

REDEVELOPMENT AGENCY MEETING OF OCTOBER 1, 2003

Business Development

Item 3 – REPORT REGARDING EDMOND TOWN CENTER, LLC, FROM THEIR REPRESENTATIVE ON THE DEVELOPMENT STATUS OF EDMOND TOWN CENTER, A RETAIL SHOPPING CENTER TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024

MINUTES – Continued:

COUNCILMAN WEEKLY questioned MR. EDMOND'S authority over the Vons supermarket. MR. EDMOND responded that he is the property manager and a managing member. He spoke with the manager of the Vons about bringing the Vons to acceptable standards. However, the manager indicated that he received direction from the head office not to spend any money or do any repairs on the property. MR. EDMOND has made contact with the parent company, Safeway, because there are other grocers interested in taking Vons' place. COUNCILMAN WEEKLY rejoined that he is concerned about the manager of Vons, CHARLIE, who is a very good corporate citizen and gives a lot to the West Las Vegas community. But if the store is going to remain in its current condition, then it definitely should be shut down. His primary concern is the lack of lighting in the parking lot. He visited the Vons on Decatur and it was very well lit. Certain individuals have expressed interest in opening a store at Lake Mead and Martin Luther King, but that would kill the business of the Vons. MR. EDMOND responded that the Vons just does not want to invest any money in the store. As a person who has invested so much money in this business venture, he wants the cooperation of all the tenants because he wants to succeed in the community and provide services to the surrounding community. Some of these issues may have to be addressed directly with CHARLIE.

COUNCILMAN WEEKLY advised MR. EDMOND that the bottom line is that he is very concerned with this Vons. Yet, even though he has been under a lot of scrutiny for entering into this agreement, he wants to do business with him and hopes that he can come through. He has already expressed his concerns about the condition of the Vons to MAGIC JOHNSON and KEN LOMBARD. MR. EDMOND assured COUNCILMAN WEEKLY that he is addressing some of the problems, and he wants to provide the same type of services under the same conditions as in any other neighborhood in the City.

STEWART DAVIDSON, Grubb & Ellis, 3800 Howard Hughes Parkway, indicated that Grubb & Ellis was selected as the exclusive local listing agent for the Edmond Town Center and has the ability to market the property to national and local tenants and brokers. He then gave an account of the leasing commitments for the project to date, as well as an account of the companies with which Grubb & Ellis is in the letter-of-intent/discussion stage. He opined that a lot of work remains to be done, but on the positive track. MR. EDMOND added that he truly believes this will be a successful venture.

There was no further discussion.

(11:09 – 11:23)

2-1130

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICES AGREEMENT FOR ECONOMIC DEVELOPMENT PLANNING FOR THE LAS VEGAS ARTS DISTRICT WITH CIVIC VISIONS LIMITED PARTNERSHIP (\$55,000 - PROJECT FUNDS) - WARDS 1 AND 5 (MONCRIEF AND WEEKLY)

Fiscal Impact

☐

No Impact

Amount: \$55,000

☒

Budget Funds Available

Dept./Division: REDEVELOPMENT AGENCY

☐

Augmentation Required

Funding Source: PROJECT FUNDS

PURPOSE/BACKGROUND:

On August 6, 2003, RDA Board reallocated \$85,000 to support two projects requested by Las Vegas Arts District Neighborhood Association. One project is to engage Civic Visions, LP of Philadelphia for \$55,000 to perform detailed economic development planning to identify strategies to expedite implementation of the district by accessing federal and local incentives. Goals are to bring national attention to attract galleries, artists and artisans, loft housing and retail development

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Las Vegas Arts District Boundary, as adopted within Downtown Centennial Plan
2. Professional Services Agreement
3. Disclosure of Principals

MOTION:

GOODMAN – STRIKE - UNANIMOUS

MINUTES:

IAIN VASEY, Acting Director, Office of Business Development, requested this matter be stricken.

There was no further discussion.

(11:23)

2-1612

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY

SUBJECT:

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE EXISTING REDEVELOPMENT AREAS

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

RECOMMENDATION:

Report only. By receiving this report, the Council acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

BACKUP DOCUMENTATION:

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings
2. Distribution List (Attachment A)
3. Name and title of City employees submitting Disclosure of Interest forms (Attachment B)
4. Completed filings for those persons with an interest to declare (Attachment C)

MOTION:

None required. A report was given.

MINUTES:

CITY CLERK RONEMUS went over the information under the Purpose/Background section above. She noted that this item along with 10/1/2003 City Council Item 6 satisfy the state law requirement.

MAYOR GOODMAN stated that his financial disclosure form reflects a 20% interest in property located on the west corner of Casino Center and Bonneville. However, he has sold that interest but has not received payment for it.

There was no further discussion.

(11:23 – 11:24)

2-1638

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

SUBJECT:

JOINT PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY) [NOTE: THIS ITEM IS A COMPANION TO COUNCIL ITEM #64]

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Amend the city of Las Vegas Downtown Development Plan Map Article V Section 500 (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories, and to amend Article IX, Duration of this Plan, from 40 years to 45 years.

RECOMMENDATION:

Staff recommends APPROVAL and that staff be directed to prepare an ordinance.

BACKUP DOCUMENTATION:

1. Agenda Memo
 2. Agenda Summary Page (Item #1) of August 20, 2003 Redevelopment Agency Meeting
 3. Public hearing notice mailed to property owners and published 9-19-03
 4. Correspondence from property owner Willa May Ottey received 9-01-03
 5. Correspondence from property owner Vernice Holley received 9-15-03
 6. Response letter to The Skancke Company 9-16-03
 7. Radius Map
 8. Existing Downtown Development Plan Color Map 9
 9. Proposed Downtown Redevelopment Plan Map (Version 8)
- Submitted after Final Agenda: Proposed Downtown Development Plan Map (Version 9)

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

REDEVELOPMENT AGENCY MEETING OF OCTOBER 1, 2003

Planning & Development

Item 6 - JOINT PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS

MOTION – Continued:

NOTE: COUNCILMAN MACK disclosed that although a SuperPawn, with which he is affiliated and is owned by his brother, STEVEN MACK, and Lady Luck Casino, with whom his brother-in-law, ANDREW DONNER, has a contract, are located in the redevelopment area, he would be voting, as neither would be affected by the proposed changes. Additionally, his brother and brother-in-law have not discussed or inquired about the proposed changes.

MINUTES:

MAYOR GOODMAN declared the joint Public Hearing with Council open.

MARGO WHEELER, Deputy Director, Planning & Development, commented that the joint public hearing is required under NRS 279.608 in order to make modifications to the Redevelopment Plan, which was adopted in 1986. The map adopted in 1992 was adopted as both the Redevelopment and General Plan for the downtown redevelopment area and extending beyond the identified downtown Centennial Plan area. The map has over 30 land-use designations, which has proven rather difficult to implement. Therefore, the proposed change is to consolidate these land-use categories into what is Version No. 9 of the map. This will adopt new land-use categories for both the Redevelopment Plan and the General Plan.

The two primary issues are that the public designations are only for land that is held by a public agency and is anticipated to remain held by a public agency. The mixed-use category allows residential and commercial, and the intention is to make sure that existing zoning is compatible with the proposed General Plan or Redevelopment Plan.

MR. WHEELER requested approval as recommended, noting that the required public hearings and public meetings have been held. Also, there are no projects, no acquisitions, no new programs, and no condemnation, and no action is being requested of the Council or the Agency. The only changes are to consolidate the land-use and redevelopment plan map and to change the plan from 40 to 45 years.

AL GALLEGOS, citizen of Las Vegas, indicated that any discussions about redevelopment scare the people in his neighborhood. He noted that all the public meetings were held in English; hence, Spanish-speaking people could not ask any questions. He requested that he be removed from the redevelopment area. In his opinion, landowners in the redevelopment area are just sitting on their property and not taking care of it until they can sell it at a good price. If his neighborhood is not removed from the redevelopment area, he would like it designated a historic district so that it can be protected.

REDEVELOPMENT AGENCY MEETING OF OCTOBER 1, 2003

Planning & Development

Item 6 - JOINT PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS

MINUTES - Continued:

TODD FARLOW, 240 N. 19th Street, concurred with MR. GALLEGOS' comments. What scares people the most is the recent court decision regarding the Pappas property, which the Redevelopment Agency took using eminent domain and sold it to a developer. He wants to put money into his home, but he is afraid that it will be taken away. MAYOR GOODMAN indicated that the people have no reason to be alarmed with this Council. It consistently has taken the position that it will not engage in eminent domain.

MAYOR GOODMAN declared the joint Public Hearing with Council closed.

There was no further discussion.

NOTE: 10/1/2003 City Council companion Item 64 contains duplicate minutes.

(11:24 – 11:33)

2-1700

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 1, 2003

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

COUNCILMAN WEEKLY thanked DAN CONTRERAS, Bonanza Village resident, for donating entertainment equipment that needed replacement after it was stolen from a facility for children with special needs. He then introduced TASHA TATUM, who would be interning as part of the Las Vegas High School PAL Program. He also thanked DR. BARBARA JACKSON, Director, and BILLIE BASTIAN, Deputy Director, of Leisure Services and the entire staff, because they were ultimately responsible for making sure the equipment was restored.

BEATRICE TURNER, West Las Vegas resident, suggested the person that takes care of the children at the facility that was robbed be given some recognition, because he deals with a lot of children and that can be very arduous. Yet he is always kind and patient with the children. As a volunteer, she only handles one child and that is laborious. She is worn out by the time she gets home. Also, she gave thanks to BILL RICHARDSON for his donations. As far as the Edmond Town Center, MS. BEATRICE hopes that MR. EDMOND hires people from the surrounding community. She also hopes that the businesses currently in the complex that provide needed services to the community, such as her insurance company, are not displaced.

Finally, MS. TURNER commented that when she was appointed to a City board, the Mayor had CITY ATTORNEY BRAD JERBIC and DEPUTY CITY MANAGER BETSY FRETWELL conduct a full investigation on her and another person that was also appointed, but he forgot to have an investigation done on BOBBY "G" GRONAUER, the constable. In her opinion, it was a matter of skin color.

DAN CONTRERAS, Bonanza Village resident, stated that Ward 5 finally held a town hall meeting where there were no arguments. Hopefully, this is a sign of progress, because for almost five years there was a lot of animosity among the Bonanza Village residents due to the wall that was installed. He then asked the Mayor to publicly support the redevelopment of West Las Vegas. Because of the saturation of social services, the community is perceived as a poor area, which deters businesses. The City needs to formulate a residential plan to retire more of the government buildings and HUD subsidized housing in West Las Vegas so that developers can

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF OCTOBER 1, 2003 Citizen Participation

MINUTES – Continued:

come in and build homes thereby hopefully garner the income level that will justify commercial development. Because in every successful planned community in any of the other wards he has noticed that the rooftops are needed to support subsequent commercial development.

TOM MCGOWAN, Las Vegas resident, questioned the evacuation order of the chambers in the case of a terrorism attack, when a disaster evacuation drill in the chambers would take place, and when a report of that drill would be presented at a public meeting. It is important to recognize that the greatest number of injuries have occurred during evacuation of enclosed public premises because of mass hysteria. And typically children, disabled persons, and senior citizens sustain the greatest number of injuries in such fatalities.

Finally, he asked how many of the businesses in the Premier Outlet Mall are owned and operated by local residents. He then noted that the decentralized VA medical clinic in Las Vegas is a disgrace, a disservice, and a dishonor to American veterans and the people. The Council members, as elected officials, should take action for the veterans of Las Vegas.

(11:33 – 11:45)

2-2060

THE MEETING ADJOURNED AT 11:45 A.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
November 6, 2003

Barbara Jo Ronemus, Secretary